

**Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-163</u>	<u>BRONY TADEO</u>
<u>04-291</u>	<u>NEW BIRTH BAPTIST CHURCH, INC.</u>
<u>04-226</u>	<u>7900 NW AVENUE L. L. C.</u>
<u>04-364</u>	<u>BENJAMIN & ESTHER KOHL</u>
<u>04-385</u>	<u>LETRACIA JOHNSON</u>
<u>04-416</u>	<u>FAITH FULL DELIVERANCE TEMPLE, INC.</u>
<u>05-002</u>	<u>BB & B L. L. C.</u>
<u>05-051</u>	<u>PERRY SMITH</u>

THE FOLLOWING WAS DEFERRED FROM 2/8/05 TO THIS DATE:

HEARING NO. 05-2-CZ8-2 (04-291)

27-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

- (1) Applicant is requesting to permit a detached sign to setback 8' from the front (east) property line (15' required).
- (2) Applicant is requesting to permit a detached sign of 84 sq. ft. (24 sq. ft. permitted).
- (3) Applicant is requesting to permit an automatic electric (LED) changing sign (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Pylon Sign Location for The New Birth Baptist Church," as prepared by Arc-Tech Associates, Inc., dated stamped received 6/6/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the NE ¼ of the NW ¼ of Section 27, Township 52 South, Range 41 East, less the west 250', less the north 35', less the south 25' and less the east 50' thereof, and less: All that portion of the NW ¼ of Section 27, Township 52 South, Range 41 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼, of said Section 27; thence run S87°16'6"W, along the N/ly line of said NW ¼, of Section 27, as shown on the Florida Department of Transportation Right-of-Way Map, Section No. 87008, Road Map Book 112, Page 10, for a distance of 73.7' to a point; thence run S2°43'54"E for a distance of 35', to the Point of intersection with the S/ly right-of-way line of N.W. 135th Street (State Road 916) as shown on the aforementioned right-of-way map, being also the Point of beginning of the hereinafter described parcel of land; thence run S87°16'6"W, along said S/ly right-of-way line of N.W. 135th Street, for a distance of 305.12' to a point; thence run N89°56'29"E, for a distance of 107.22' to a point; thence run N87°16'6"E, along a line 5' south of and parallel with said S/ly right-of-way line of N.W. 135 Street, for a distance of 198.13' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25'; thence run NE/ly and SE/ly along the arc of said circular curve through a central angle of 88°44'13" for a distance of 38.72' to the Point of tangency with a line 50' W/ly and parallel with the east line of the NW ¼ of said Section 27; thence run N3°59'41"W, along said parallel line, for a distance of 5' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25; thence run NW/ly and SW/ly along the arc of said circular curve through a central angle of 88°44'13", for a distance of 38.72' to the Point of beginning.

LOCATION: 2300 N.W. 135 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.89 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/10/05 TO THIS DATE:

HEARING NO. 04-9-CZ8-3 (04-226)

09-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: 7900 NW AVENUE L. L. C.

- (1) BU-2 to RU-4M
- (2) Applicant is requesting to permit a multi-family apartment building setback 20' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Andros Isles Apartments for Cornerstone Group," as prepared by Mouriz Salazar Architects, dated stamped received 6/9/04 and consisting of 14 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: #2 PARCEL: Commence at a point on the north right-of-way of N.W. 84 Street, lying 150' west of the Northwest corner of the intersection of the west line of N.W. 27 Avenue, and the north line of N.W. 84 Street, said point being 1,718.75' north of and 200' west of the Southeast corner of the NE ¼ of Section 9, Township 53 South, Range 41 East, and thence run west along the north right-of-way line a distance of 473.05' to a point; thence run north a distance of 448.89' to a point; thence run east a distance of 473.4' to a point; thence run south a distance of 449.01' to the Point of beginning. All of the properties hereinabove described being in the east ½ of the NE ¼ of Section 9, Township 53 South, Range 41 East. LESS THE FOLLOWING DESCRIBED PROPERTY: A portion of the land described above as "#2 Parcel", which portion is described as follows: Commence at a point on the north right-of-way line of N.W. 84 Street lying 150' west of the Northwest corner of the intersection of N.W. 27 Avenue and N.W. 84 Street; thence run north along a line 200' west of and parallel to the east line of Section 9, Township 53 South, Range 41 East, a distance of 150' to the Point of beginning of the parcel of land hereinafter to be described; thence run west parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point; thence run north parallel to the east line of said Section 9 a distance of 150' to a point; thence run east parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point, said point being on a line that is 200' west of and parallel to the east line of said Section 9; thence run south along a line 200' west of and parallel to the east line of said Section 9 a distance of 150' to the Point of beginning.

LOCATION: Lying North of N.W. 84 Street & approximately 150' west of N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.66 Acres

BU-2 (Business – Special)
RU-4M (Modified Apartment House 35.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/10/05 TO THIS DATE:

HEARING NO. 05-2-CZ8-5 (04-385)

15-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: LETRACIA JOHNSON

- (1) Applicant is requesting to permit a single-family residence setback 1.25' from the interior side (north) property line (7.36' required).
- (2) Applicant is requesting to permit a single family residence setback 13' from the front (west) property line (25' required).
- (3) Applicant is requesting to permit a lot with a frontage of 73.55' (75' required).
- (4) Applicant is requesting to permit a lot with an area of 6,773.95 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department. Plans entitled "Addition for Letracia Johnson," as prepared by Michael A. Heron & Associates, Inc., dated 7/30/04 and consisting of 2 sheets. Plans may be modified at public hearing,

SUBJECT PROPERTY: The south ½ of Lots 13 & 14 & the south 3' of the north ½ of Lots 13 & 14, Block 5 of RIDGEWAY, Plat book 12, Page 70.

LOCATION: 5933 N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,773.95 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-4-CZ8-1 (03-163)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BRONY TADEO

Applicant is requesting to permit a duplex residence with a lot area of 6,313 sq. ft. (7,500 sq. ft. required) and a lot frontage of 61.76' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Owner Julio D. Tadeo," as prepared by Juan B. Ordonez, P.E., dated 10/20/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, less the south 40' of Block 6, RIVERSIDE MANOR, Plat book 20, Page 80.

LOCATION: The Southwest corner of N.W. 26 Street & N.W. 31 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,313 sq. ft.

PRESENT ZONING: RU-3B (Bungalow Court)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/10/05 TO THIS DATE:

HEARING NO. 05-4-CZ8-3 (04-364)

13-52-41
Council Area 8
Comm. Dist. 2

APPLICANTS: BENJAMIN & ESTHER KOHL

RU-1 & EU-S to RU-3M

SUBJECT PROPERTY: Tracts 406 through 409 & 431 through 434 of BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49, subject to the following:

LESS: the west 15' of said Tracts 406 & 434 which was dedicated for road right-of-way. LESS: the external area formed by a 25' radius arc, which is a portion of said Tract 406, being concave to the Southeast and being tangent to the north line of said Tract 406 and also being tangent to the east line of the west 15' of said Tract 406. LESS: the external area formed by a 25' radius arc, which is a portion of said Tract 434, being concave to the Northeast and being tangent to the south line of said Tract 434 and also being tangent to the east line of the west 15' of said Tract 434. Subject to a canal easement over the east 15' of said Tracts 409 & 431.

LOCATION: The Southeast corner of N.W. 6 Avenue & N.W. 161 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.11 Acres

RU-1 (Single-Family Residential)
EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: FAITH FULL DELIVERANCE TEMPLE, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-160-81, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan-Faith Full Deliverance Temple,' consisting of 3 pages, as prepared by Peter Peterson and dated January 31, 1981."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition of Sanctuary Building Faithful Deliverance Temple,' consisting of 5 pages, as prepared by Silvia V. Jorrin, A. I. A. and dated received 11/3/04."

The purpose of the request is to allow the applicant to submit a new site plan indicating an addition to an existing religious facility and expansion onto additional property to the east.

- (2) Applicant is requesting to permit a 5' high CBS wall (6' high CBS wall required between dissimilar land uses) along the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 31 through 36, Block 2, FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53.

LOCATION: 769 N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.567 acre gross

PRESENT ZONING: BU-1 (Business – Neighborhood)

HEARING NO. 05-6-CZ8-2 (05-2)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BB & B L. L. C.

RU-3B to IU-1

SUBJECT PROPERTY: Lots 27 & 28, Block 61, MELROSE HEIGHTS, Plat book 17, Page 22.

LOCATION: Approximately 103' east of N.W. 36 Avenue & north of N.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 137.5'

RU-3B (Bungalow Court)

IU-1 (Industry – Light)

HEARING NO. 05-6-CZ8-3 (05-51)

15-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: PERRY SMITH

- (1) Applicant is requesting to permit a single-family residence and covered terrace addition setback a minimum of 4.58' (5' required) from the interior side (east) property.
- (2) Applicant is requesting to permit a utility building setback 3.79' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting to permit a spacing of 3.2' (10' required) between accessory structures.
- (4) Applicant is requesting to permit a spacing of 7.1' (10' required) between the principal residence and a CBS barbecue structure.
- (5) Applicant is requesting to permit a lot coverage of 32.5% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrace & Utility for Perry E. Smith," as prepared by Robert Coba, P. E. and dated, signed & sealed 1/26/05 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, block 3, RIDGEWAY SUBDIVISION, Plat book 12, Page 70.

LOCATION: 2110 N.W. 60 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 140.99'

PRESENT ZONING: RU-1 (Single-Family Residential)